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JUL 12 2013

TOWN OF ELLINGTON
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ELLINGTON HOUSING AUTHORITY
REGULAR MEETING
JULY 2, 2013 Rescheduled from JUNE 25, 2013

1) Meeting called to order @ 7:09 P.M..

2) Present: Steve Bidwell, Don Gessay, Judy Plantier and Albert Wachsman. Also present: Ted Yampanis, Director and Gail Gessay, Recording secretary. Absent: Hal Tibbetts.

3) The minutes of the May 28th meeting were reviewed. Albert motioned to accept the minutes, 2nd by Judy. Motion passed.

4) Public forum: none present.

5) Financial matters: the audit is not complete. Ted has a draft copy he is reviewing. Nothing has really changed from last year. Ted was promised the complete copy by July 15th - EHA had to apply for a 30 day extension. This has to be sent to DECD and CHFA. Management Representation Letter needs to be signed by the board chairperson. The COG Contract was discussed. Albert motioned to approved the COG Contract proposal, 2nd by Don. Motion passed.

6) Unit vacancy report: the tenant in apt.#15 is vacating.

7) Maintenance: 3 heat pumps were replaced at the cost of $ 6000.00.It appears the cooling coils were punctured due to ice and snow from the winter weather. There is no protection above the units. A shed or roof needs to be built over the top of the pumps to keep snow from getting behind them since the fans are in the front and the cooling coils are in the back.

8) Unfinished business: none.

9) New business: the board went into executive session to discuss employee compensation. Don motioned to give the maintenance person the additional $ .25 per hour increase, 2nd by Steve. Motion passed. Hal Tibbetts has been absent 6 months due to health issues. His term expired in June and he has been re-appointed. Ted has not been successful in reaching him either by phone or mail but will keep trying.

10) Meeting adjourned @ 8:20 P.M.. The next meeting is scheduled for Tuesday, September 24th @ 7:00 P.M. @ Snipsic Village.

Respectfully submitted,

Gail Gessay

Gail Gessay, Recording secretary
Ellington Housing Authority